



## The Drift House Erlas Lane

Wrexham, LL13 0PE

Offers Over £375,000



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## Kitchen/Diner

20'8" x 14'2" (6.31m x 4.34m)

The Kitchen is fitted with a range of solid oak wall, drawer and base units with granite worktops over, space for a range cooker, inset ceramic Belfast style sink, mixer tap, window to side, Natural light floods in through a side window and two rear windows. The slate-tiled floor adds elegance, while a timber stable door opens to the garden and a timber entrance door leads to the parking area. There is also access to a utility room, stairs that rise to the first floor, exposed beams, and an opening to the inner hall.

## Utility Room

6'5" x 5'9" (1.96m x 1.75m)

Fitted with base units and work surface space below which is plumbing for a washing machine and housing stainless steel single drainer sink unit with tiled splashback, a window faces the rear elevation. There is an extractor fan within the wall and recessed down lights within the ceiling.

## Inner Hallway

The area boasts a stone flag floor and doors that provide access to the living room and the cloakroom WC.

## Cloakroom WC

Pedestal wash hand basin and low level WC, panel radiator and recessed downlights along with an extractor fan set within the ceiling.

## Living Room

21'5" x 14'7" (6.53m x 4.45m)

This charming living room features windows on both the front and rear elevations, including a full-length window at the front and two radiators. Exposed brick flue complemented by an oak mantle, and exposed ceiling beams.

## First Floor Landing

The first-floor landing features a window overlooking the side elevation at the staircase turn, along with a radiator and a variety of exposed beams. It is illuminated by recessed downlights and includes lever latch doors that lead to the bathroom and all four bedrooms. The principal and second bedrooms both offer ensuite facilities.

## Bedroom One

14'7" x 13'6" (4.45m x 4.11m)

Featuring a double aspect, this room has two windows and a skylight, a door that leads to the En-Suite, panel radiator, carpeted flooring, and a semi-vaulted ceiling with exposed beams and recessed lighting

## En-suite

5'6" x 5'3" max (1.70m x 1.61m max)

With Corner shower cubicle, hand wash basin, low-level WC, part-tiled walls, extractor, and tile-effect flooring.

## Bedroom Two

14'7" x 8'2" (4.47m x 2.50m)

window to the side, Velux skylight window, and door to en-suite. Carpeted flooring

## En-suite

6'4" x 6'3" (1.94m x 1.93m)

Shower cubicle, hand wash basin, low-level WC, exposed beams, vinyl flooring, and extractor fan.

## Bedroom Three

14'11" x 11'6" (4.56m x 3.51m)

window to the side, Velux skylight window, loft access and exposed timbers. Carpeted flooring

## Bedroom Four

15'3" x 11'5" (4.65m x 3.48m)

Double bedroom featuring windows to the side, two skylight windows, exposed beams, loft access, and reduced headroom on entry.

## Outside

### To the Front

Approached via gravel under flying for parking spaces. Gravelled parking area within the inner courtyard, providing space for 3-4 cars. (Neighbouring property has right of way access).

### To the rear

At the back of the property, you will find a fully enclosed garden bordered by fencing. This area includes a paved patio for seating and well-kept lawn gardens. Furthermore, there is a door that provides access to an outdoor storage area where the boiler is located. The oil tank is situated at the rear.

## Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

## Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage

Tel: 01978 353000

Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

#### To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

#### Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

#### Services.

The agents have not tested the appliances listed in the particulars.

#### Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

#### Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm

#### Floor Plan.

Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.

#### Additional Information

The Vendor informs us that the Boiler was replaced approx 3 years ago and was serviced February 2025,

Council Tax Band F

Epc Rating C



Road Map



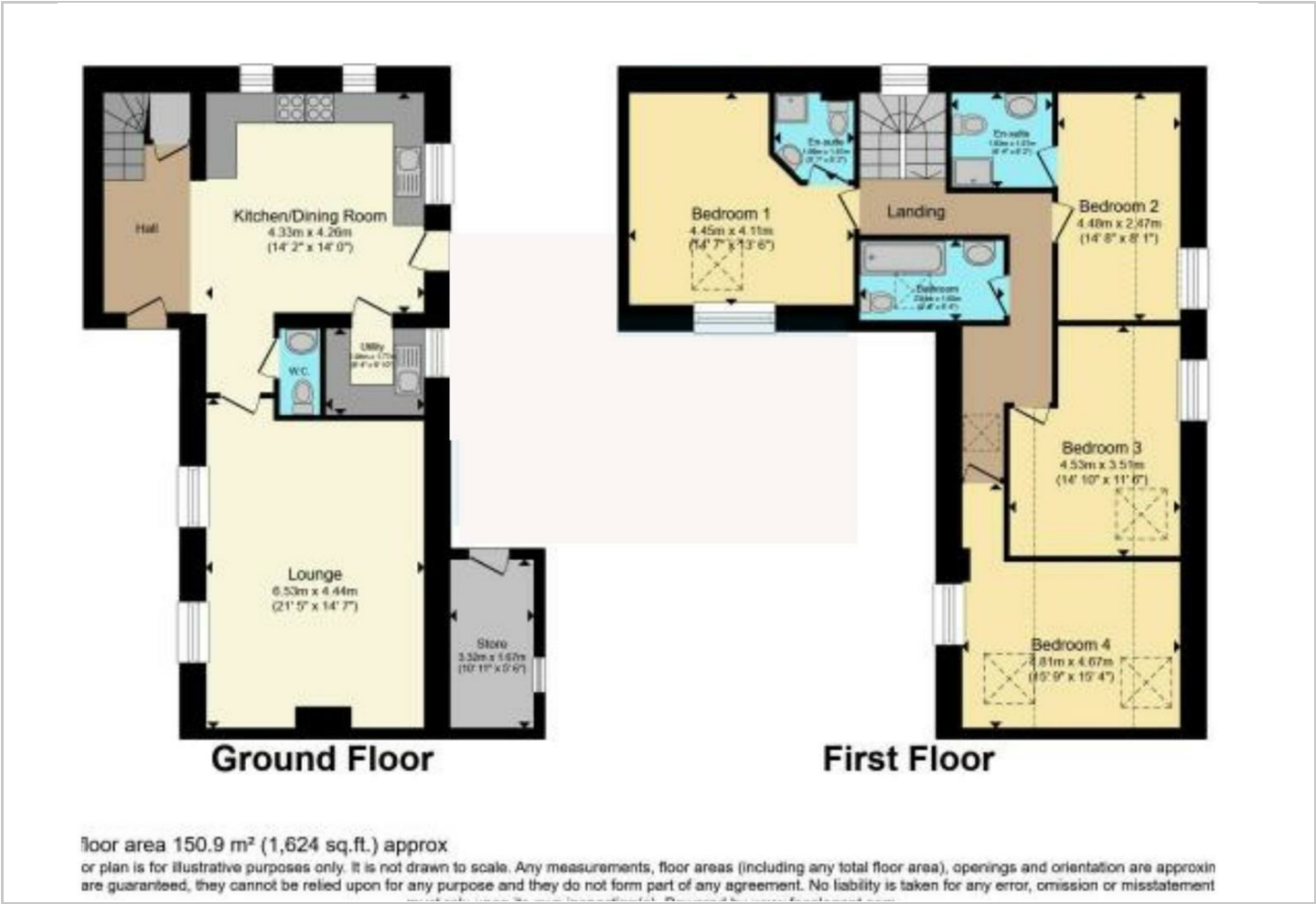
Hybrid Map



Terrain Map



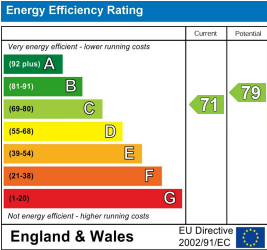
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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